

MEMORANDUM

Agenda Item No. 5(O)

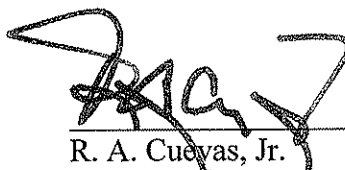
TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: January 24, 2012

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution authorizing
the construction and erection
of a sign for the North
Pointe Community Center,
located at 7351 NW 186
Street, in compliance with
Section 33-303 of the Code

The accompanying resolution was prepared by the Sustainability, Planning & Enhancement Department and placed on the agenda at the request of Co-Prime Sponsors Commissioner Esteban L. Bovo, Jr. and Commissioner Barbara J. Jordan.



R. A. Cuevas, Jr.
County Attorney


RAC/jls

Memorandum



Date: January 24, 2012

To: Honorable Chairman Joe A. Martinez
And Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Governmental Facilities Hearing Application
GF11-05 North Pointe Community Center (formerly known as Country Club of Miami Community Center)

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection and construction of a gateway sign for the North Pointe Community Center (formerly known as Country Club of Miami Community Center), located at 7351 NW 186 Street, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Sustainability, Planning and Economic Enhancement Department at the request of the Miami-Dade Parks, Recreation and Open Spaces Department and is recommended for approval.

LOCATION: 7351 NW 186 Street, Miami-Dade County

COMMISSION DISTRICT: 13

**COMMISSION DISTRICT
IMPACTED:** 13

FOLIO NUMBER: 30-2002-029-0010

SIZE: Approximately 5.64 acres

BACKGROUND: In 2000, Resolution No. 806-00, declared the need for a community park in the Country Club of Miami area to be a public necessity and authorized the acquisition of approximately 5 acres (subject property) for said purpose. In January 2008, Resolution No. 06-08 authorized the erection, construction and operation of the Country Club of Miami Community Center. The facility opened on February 26, 2011.

ZONING: RU-1M(b), Modified Single Family 6,000 sq. ft. net

JUSTIFICATION: This application is being processed as a Government Facility application to allow the Parks, Recreation and Open Spaces Department to install a sign for the North

Pointe Community Center.

PROJECT DESCRIPTION:

The requested gateway sign will help passersby identify the North Pointe Community Center and YMCA, and provide information about the recreation and cultural activities taking place in the facility. The sign would be larger than signs permitted in the underlying RU-1M(b) zoning district. The sign is proposed on the west side of the driveway leading into the community center. The community center is an existing facility that includes a pool and splash playground, wellness facility, meeting room, office space, showers, restrooms, snack bar, two picnic shelters, and a walking path. The programming at the facility is a joint venture between Miami-Dade Parks, Recreation and Open Spaces Department and the YMCA.

DEVELOPMENT:

The proposed sign will be installed following the approval of this application.

FUNDING:

Anticipated available funding: Park Impact Fees - \$24,000

SITE REVIEW COMMITTEE:

The committee's task is to review projects subject to 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The committee reviewed this project on June 22, 2011.

PUBLIC HEARING:

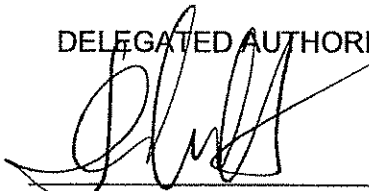
Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction, erection or operation of a government facility in the unincorporated areas of Miami-Dade County, a favorable public hearing before the Board of County Commissioners (BCC) is required. The BCC may only authorize the use, construction, erection and operation of such facilities in any zoning district after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding properties. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

REVIEWER:

Gilberto Blanco, Supervisor

DELEGATED AUTHORITY:

This resolution authorizes the installation of a sign for the North Pointe Community Center.



Jack Osterholt
Deputy Mayor

Memorandum



Date: January 24, 2012

To: Carlos A. Gimenez
Mayor

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF11-05 North Pointe Community Center (formerly known as the Country Club of Miami Community Center)

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the construction and erection of a gateway sign for the North Pointe Community Center, located at 7351 NW 186 Street, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Sustainability, Planning and Economic Enhancement Department at the request of the Miami-Dade Parks, Recreation and Open Spaces Department. The Miami-Dade Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations. The committee reviewed the application on June 22, 2011 and recommends approval of the proposed gateway sign for the North Pointe Community Center.

STAFF REPORTS

Sustainability, Planning and Economic Enhancement Department

Comprehensive Development Master Plan (CDMP)

The subject property is designated **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map.

Land Use Element

The proposed general plan will further the following policies of the Land Use Element:

Policy LU-1D

In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic.

Policy LU-9B

Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate: vii) Signage.

Residential Communities

The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of development mix of land uses, and their relationship.

Guidelines for Urban Form

7. Sites located near the center of the section at or near the intersection of half-section roads may be utilized for neighborhood-serving community facilities such as elementary schools, day care, recreational uses, and open spaces.

Low Density

The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting section line roads between nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per gross acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

Recreation & Open Space Element

The proposed general plan will further the following objective and policies of the Recreation and Open Space Element:

Policy ROS-3E

The Park and Recreation Department shall seek to increase public awareness of available recreation opportunities through education and information programs and signage on roadways, at park entrances, and within large parks.

Objective ROS-5

Maintain a formal capital improvements planning program that improves and expands the park and recreation system through the acquisition of land, the renovation and restoration of facilities and natural areas, the development of new park and recreation open space and facilities, and the linking of parks and other public spaces.

Policy ROS-5A

The County shall prioritize capital improvement expenditures in accordance with the following criteria: 1) Acquire local parkland to maintain the adopted LOS standard for local recreation open space by correcting existing deficiencies and addressing future needs, and acquire countywide parkland suitable for compatible outdoor recreation while preserving

natural, historical, and cultural resources; 2) renovate, restore, and upgrade existing recreation open spaces and facilities; and, 3) develop new recreation open spaces and facilities within undeveloped or incomplete parks (Page V1-10).

Policy ROS-5C

The Park and Recreation Department shall, as funds are available, renovate, restore, and upgrade County facilities to ensure that the public can safely and securely enjoy recreational opportunities, and that the County can cost-effectively extend the useful life of existing facilities. Expenditures for the renovation, restoration and upgrade of existing parks and recreation facilities are prioritized as follows: 1) repairs and projects increasing visitor safety; 2) hazard reduction; 3) facility upgrade and resource management; 4) accessibility improvements in compliance with ADA; and, 5) energy efficiency improvements (Page V1-12).

IMPACT OF FACILITY ON SURROUNDING LAND USE AND CDMP CONSISTENCY

The North Pointe Community Center is an existing facility and the gateway sign will make it easier to identify the facility for passersby and provide recreational and cultural information. Open space and recreation including those activities and facilities associated with such uses are permitted in Residential Communities designated properties. As such, the proposed sign, identifying the community center and park activities is **consistent** with the CDMP. The sign will front on Miami Gardens, a Major Roadway identified on the County's Land Use Plan. It will be located on the west side of the drive leading into the community center and placed atop a berm surrounded by landscaping. The sign will be visible from Miami Gardens and visible to properties across from the facility, which are improved with retail and office uses. Residential uses are found to the west of the community center and to the north of the subject property. The requested sign is spaced away from such residential uses and shall not be negatively impacted by the requested sign.

Permitting, Environment and Regulatory Affairs Department

BACKGROUND

In 2000, Resolution No. 806-00, declared the need for a community park in the Country Club of Miami area to be a public necessity and authorized the acquisition of approximately 5 acres (subject property) for said purpose. In January 2008, Resolution No. 06-08 authorized the erection, construction and operation of the Country Club of Miami Community Center. The facility opened on February 26, 2011.

PROJECT DESCRIPTION

The proposed gateway sign will help passersby identify the North Pointe Community Center and YMCA, and provide information about recreational and cultural activities at the facility. The sign is proposed on the west side of the driveway leading into the community center and is larger than signs permitted in the underlying RU-1M(b) zoning district. The community center is an existing facility that includes a pool and splash playground, wellness facility, meeting room, office space, showers, restrooms, snack bar, two picnic shelters, and a walking path. The programming at the facility is a joint venture between Miami-Dade Park, Recreation and Open Spaces Department and the YMCA.

The **Neighborhood and Zoning Regulations Division** recommends approval of this application. The proposed gateway sign for the North Pointe Community Center will make it easy to identify the facility.

CONDITIONS:

1. That in the approval of the request, the same be basically in accordance with the plan and sign specifications submitted for the hearing entitled, "North Pointe YMCA, 7351 NW 186th Street, Miami-Dade County, Florida, prepared by Miami-Dade Park and Recreation Department, dated 4/27/11 consisting of 2 pages.
2. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee.

The **Environment Division** has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, the application is approved, and the same may be scheduled for public hearing.

Potable Water Service

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by the Environment Section for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by the Environment Section for this proposed development order.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-523-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. The approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

The Environment Division has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

The Environment Division has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute the Environment Division's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Public Works and Waste Management Department

The **Right-of-Way Division** has reviewed the application and provides the following comment:

- No additional right-of-way dedication is required.

The **Highway Engineering Division** has reviewed the application and provides the following comments:

- Public Works and Waste Management Department has no proposed roadway project adjacent to the subject site in the 2011 Transportation Improvement Program (TIP), nor in the 2035 Long Range Transportation Plan (LRTP).
- Please be advised that NW 186 Street/Miami Gardens Drive (SR 860) is part of the State Highway System. Please contact Ali Al-Said, PE, Florida Department of Transportation, at (305)470-5367, for information regarding permitting requirements.
- Please be advised that a Public Works and Waste Management Department permit will be required for this project. Please contact the Public Works and Waste Management Department Permit Section, at (305)375-2142, for more information.

Should you have any questions, please contact Javier Heredia, P.E., Section Head, Highway Planning, at (305) 375-1901.

The **Land Development Division** has reviewed the application and has no objections.

Miami-Dade Fire Rescue Department

The **Fire Rescue Department** has reviewed the application, has no objections and provides the following comment:

- Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire Water and Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

Miami-Dade Water & Sewer Department

The **Miami-Dade Water & Sewer Department (M-DWASD)** has reviewed the application and has no objections.

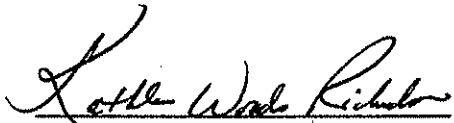
Internal Services Department

The **General Services Administration** has reviewed the application and has no objections.

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION GF11-05

MIAMI-DADE PARKS, RECREATION OPEN SPACES DEPARTMENT
NORTH POINTE COMMUNITY CENTER



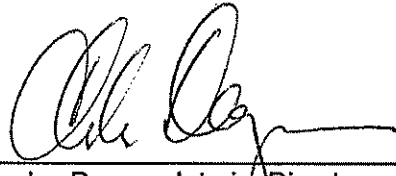
Kathleen Woods-Richardson, Director
Public Works and Waste Management



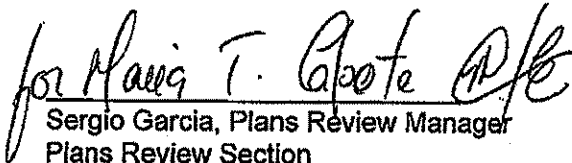
Jack Osterholt, Interim Director
Sustainability, Planning and
Economic Enhancement



William W. Bryson, Fire Chief
Fire Rescue Department



Charles Danger, Interim Director
Permitting, Environment and Regulatory
Affairs



Sergio Garcia, Plans Review Manager
Plans Review Section
Water and Sewer Department



Lester Sola, Director
Internal Services



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: January 24, 2012

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(O)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☒ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(O)
1-24-12

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CONSTRUCTION AND
ERECTION OF A SIGN FOR THE NORTH POINTE
COMMUNITY CENTER, LOCATED AT 7351 NW 186
STREET, IN COMPLIANCE WITH SECTION 33-303 OF THE
CODE OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandums, copies of which are incorporated herein by reference, and has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby finds that the proposed sign for the North Pointe Community Center located at 7351 NW 186 Street, more specifically described as follows:

SEE ATTACHED EXHIBIT A

is necessary to provide for and protect the public health, safety and welfare of the citizens of Miami-Dade County, Florida and in so finding, has considered, among other factors, the type of function involved, the public need therefore, the land use pattern in the area, and the nature of the impact on the surrounding property.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman

Audrey M. Edmonson, Vice Chairwoman

Bruno A. Barreiro

Esteban L. Bovo, Jr.

Sally A. Heyman

Jean Monestime

Rebeca Sosa

Xavier L. Suarez

Lynda Bell

Jose "Pepe" Diaz

Barbara J. Jordan

Dennis C. Moss

Sen. Javier D. Souto

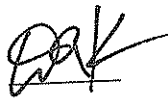
The Chairperson thereupon declared the resolution duly passed and adopted this 24th day of January, 2012. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Dennis A. Kerbel

MIAMI-DADE COUNTY
BOARD OF COUNTY COMMISSIONERS
NOTICE OF PUBLIC HEARING

The BOARD OF COUNTY COMMISSIONERS of Miami-Dade County, Florida will meet Tuesday 24th day of January 2012 9:30 a.m. in the County Commission Chambers, Second Floor, Stephen P. Clark Center, 111 N.W. First Street, Miami, Florida, to consider the following request:

Application: NORTH POINTE COMMUNITY CENTER
Number: GF11-05
Applicant: MIAMI-DADE PARKS, RECREATION AND OPEN SPACES
DEPARTMENT
Location: 7351 NW 186 Street, Miami-Dade County
Size: Approximately 5.64-acres
Request: Approval of the signage for North Pointe
Community Center
Legal Description: FOLIO: 30-2002-029-0010

Country Club of Miami Community Center PB 167-043 T2191 Tract A Lot
Size 5.64 Acres M/L FAU 30-2002-019-0010

OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE. MAIL OBJECTIONS AT LEAST FIVE BUSINESS DAYS PRIOR TO THE HEARING TO THE DEPARTMENT OF SUSTIANABILITY, PLANNING AND ECONOMIC ENHANCEMENT, ATTENTION: Gilberto Blanco, 111 NW 1 STREET, 12 FLOOR, MIAMI, FLORIDA 33128. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE UPON REQUEST. PLEASE CALL (305)670-9099 AT LEAST FOUR DAYS IN ADVANCE.

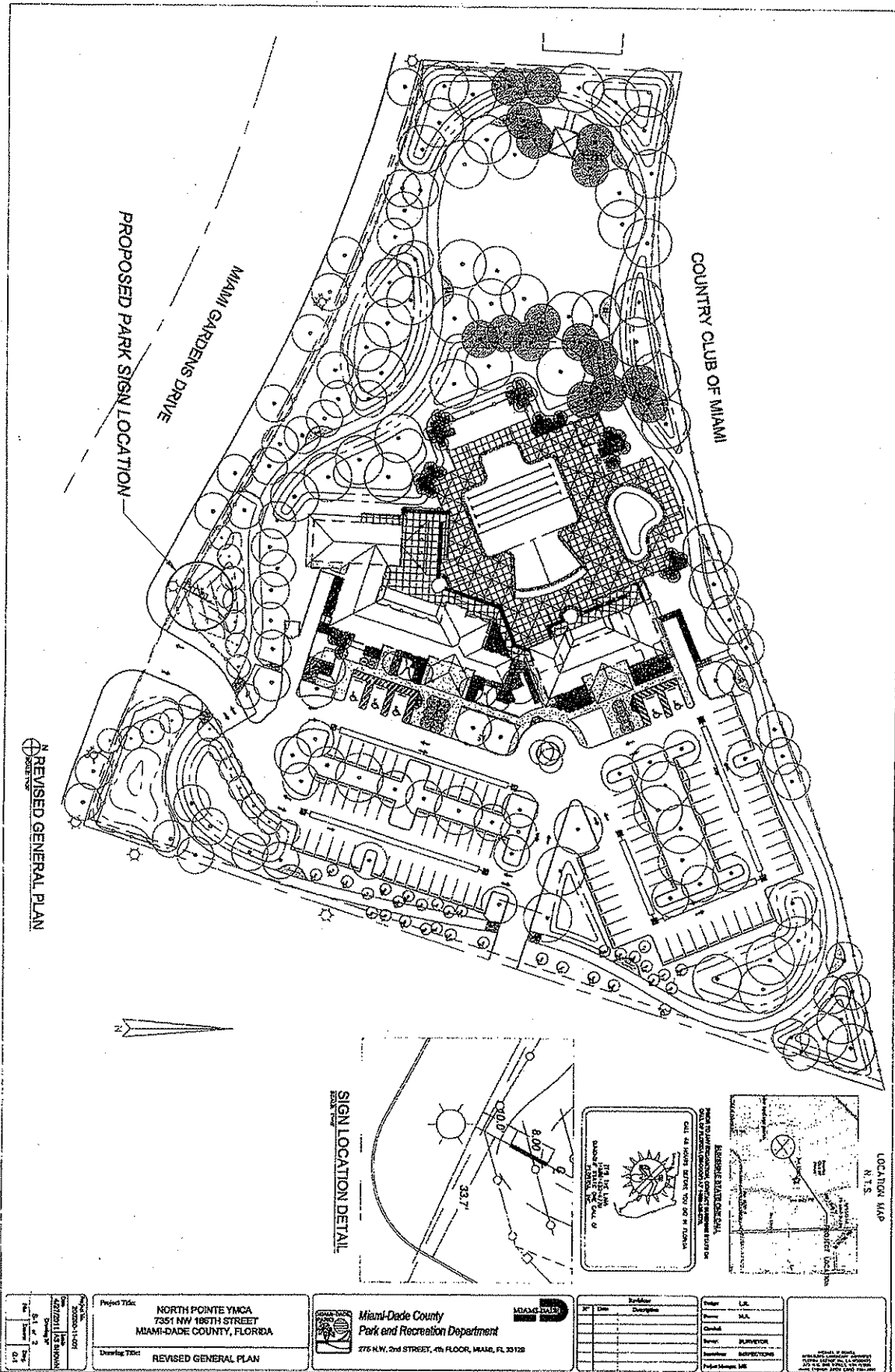
EXHIBIT "A"

MIAMI-DADE COUNTY

NORTH POINTE COMMUNITY CENTER

Legal Description

Country Club of Miami Community Center PB 167-043 T2191 Tract A Lot Size 5.64 Acres M/L
FAU 30-2002-019-0010



7'-11" X 72"

miamidade.gov



North Pointe Community Center YMCA



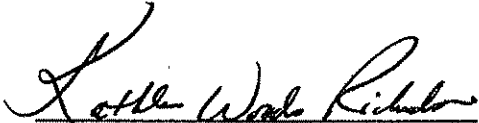
Wellness & Aquatic Center

7351 NW 186 Street

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION GF11-05

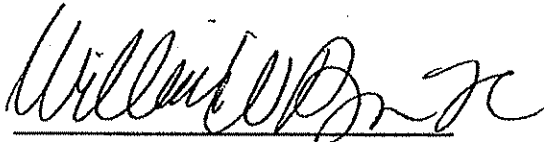
MIAMI-DADE PARKS, RECREATION OPEN SPACES DEPARTMENT
NORTH POINTE COMMUNITY CENTER



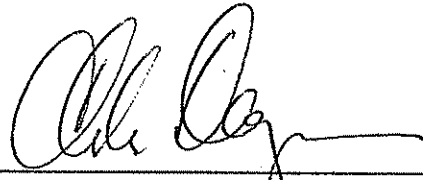
Kathleen Woods-Richardson, Director
Public Works and Waste Management



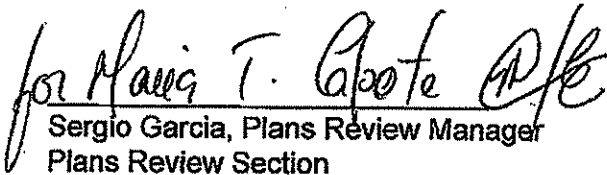
Jack Osterholt, Interim Director
Sustainability, Planning and
Economic Enhancement



William W. Bryson, Fire Chief
Fire Rescue Department



Charles Danger, Interim Director
Permitting, Environment and Regulatory
Affairs



Sergio Garcia, Plans Review Manager
Plans Review Section
Water and Sewer Department



Lester Sola, Director
Internal Services